

VCS LPA

VAL IVAL

DATE _____

DATE 3-15-91

50.00 NEIGHBORHOOD

☒ 01 TYPICAL

☐ 02 INFERIOR

☐ 03 SUPERIOR

☐ 04 STABLE

☐ 05 DECLINING

☐ 06 IMPROVING

☐ 07 RURAL

☐ 08 CROSSROADS

☐ 09 SUBURBAN

☐ 10 URBAN

☐ 11 SUBDIVISION

☐ 12 MIXED

51.00 VIEW

☒ 01 TYPICAL

☐ 02 DETRIMENTAL

☐ 03 ENHANCING

☐ 04 LAKE VIEW

52.00 UTILITIES

☒ 01 ALL

☐ 02 ELECTRIC

☐ 03 GAS

☐ 04 WATER

☐ 05 SEWER

☐ 06 WELL

☐ 07 SEPTIC

☐ 08 SUMP/SEW CONN

☐ 09 SUMP/NO SEW

☐ 90 NONE

53.00 INFO. BY

☒ 01 OWNER

☐ 02 SPOUSE

☐ 03 TENANT

☐ 04 AGENT

☐ 05 AT DOOR

☐ 06 REFUSED

☐ 07 ESTIMATED

54.00 ROAD

☒ 01 PAVED

☐ 02 GRAVEL

☐ 03 DIRT

☐ 04 PRIVATE

☐ 90 NONE

55.00 CURBING

☐ 01 YES

☒ 90 NONE

56.00 SIDEWALK

☐ 01 YES

☒ 90 NONE

62.00 LAND COND.

☐ 01 NO RGT TO BLDG

☐ 02 ALLEY SHAPE

☐ 03 FLAG LOT

☐ 04 SEVERE EASEMNTS

☐ 05 UNIMPV ROAD

☐ 06 SLOPE

☐ 07 LAND LOCKED

☐ 08 FLOOD PLAIN

☐ 09 SHARED DRIVEWAY

☐ 10 POOR LOCATION

☐ 11 TOPOGRAPHY

☐ 12 TRIANGLE

☐ 13 IRREGULAR

☐ 14

☐ 15

61.00 MARKET INFLUENCE

☐ 01 OVERBUILT

☐ 02 UNDERIMPROVED

☐ 03 POOR LAYOUT

☐ 04 NEXT COMM.

☐ 05 TRANSITIONAL

☐ 06 NO PARKING

☐ 07 POOR STYLE

☐ 08 NO GARAGE

☐ 09 INDUS. LOC.

☐ 10 POWER LINES

☐ 11 NO STR. LIGHT

☐ 12 INFERIOR SERV

☐ 13 SUPERIOR SERV

☐ 14 HEAVY TRAFFIC

☐ 15 LIGHT TRAFFIC

☐ 16 UNDERGRD UTIL

☐ 17 FUNC OBSOL.

☐ 18 ECON OBSOL.

63.00 LAND INFLUENCE

☐ 01 COMMERCIAL

☐ 02 VIEW

☐ 03 MISC.

☐ 04

☐ 05

☐ 06

☐ 07

☐ 08

☐ 09

☐ 10

☐ 11

☐ 12

☐ 13

☐ 14

☐ 15

☐ 16

15.00 ACCESSARY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE
03	8x14		50%	

CODE LEGEND:
01=DET. GARAGE09=POOL VINYL17=FARM SHED
02=DET. CARPORT10=POOL ABV GRND18=POLE BARN
03=SHED 1 STORY11=C.C. PAVING19=STABLE
04=SHED 1.5 STY12=ASPHALT PAVING20=POULTRY SHED
05=SHED 2 STORY13=TENNIS COURT21=SILO
06=FIN SHED 1STY14=BARN22=SMALL SHED
07=FIN SHED 1.5S15=DAIRY BARN23=
08=POOL GUNITE16=BARN W/LOFT24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62 ADJ. CODE	#62 ADJ. PCT.	#63 ADJ. CODE	#63 ADJ. PCT.
1		100	75						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62 ADJ. CODE	#62 ADJ. PCT.	#63 ADJ. CODE	#63 ADJ. PCT.
1		d	1					
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	C.D.	3-15-91
LIST	C.D.	3-15-91
PRICE	JP	7-5-91
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	C.D.	3-15-91
#2		
#3		
#4		

85.00 COMMENTS

01

02

03

04

05

06

07

08

09

INSPECTION SIGNATURE

Source Meluso

DATE3-15-91

50.00 NEIGHBORHOOD

- ☒ 01 TYPICAL
- ☐ 02 INFERIOR
- ☐ 03 SUPERIOR
- ☐ 04 STABLE
- ☐ 05 DECLINING
- ☐ 06 IMPROVING
- ☐ 07 RURAL
- ☐ 08 CROSSROADS
- ☐ 09 SUBURBAN
- ☐ 10 URBAN
- ☐ 11 SUBDIVISION
- ☐ 12 MIXED

51.00 VIEW

- ☒ 01 TYPICAL
- ☐ 02 DETRIMENTAL
- ☐ 03 ENHANCING
- ☐ 04 LAKE VIEW

52.00 UTILITIES

- ☐ 01 ALL
- ☐ 02 ELECTRIC
- ☐ 03 GAS
- ☐ 04 WATER
- ☐ 05 SEWER
- ☐ 06 WELL
- ☐ 07 SEPTIC
- ☐ 08 SUMP/SEW CONN
- ☐ 09 SUMP/NO SEW
- ☐ 90 NONE

53.00 INFO. BY

- ☐ 01 OWNER
- ☐ 02 SPOUSE
- ☐ 03 TENANT
- ☐ 04 AGENT
- ☐ 05 AT DOOR
- ☒ 06 REFUSED
- ☒ 07 ESTIMATED

54.00 ROAD QF

- ☒ 01 PAVED
- ☐ 02 GRAVEL
- ☐ 03 DIRT
- ☐ 04 PRIVATE
- ☐ 90 NONE

55.00 CURBING QF

- ☐ 01 YES
- ☒ 90 NONE

56.00 SIDEWALK QF

- ☒ 01 YES
- ☐ 90 NONE

62.00 LAND COND.

- ☐ 01 NO RGT TO BLDG
- ☐ 02 ALLEY SHAPE
- ☐ 03 FLAG LOT
- ☐ 04 SEVERE EASEMNTS
- ☐ 05 UNIMPV ROAD
- ☐ 06 SLOPE
- ☐ 07 LAND LOCKED
- ☐ 08 FLOOD PLAIN
- ☐ 09 SHARED DRIVEWAY
- ☐ 10 POOR LOCATION
- ☐ 11 TOPOGRAPHY
- ☐ 12 TRIANGLE
- ☐ 13 IRREGULAR
- ☐ 14
- ☐ 15

61.00 MARKET INFLUENCE

- ☐ 01 OVERBUILT
- ☐ 02 UNDERIMPROVED
- ☐ 03 POOR LAYOUT
- ☐ 04 NEXT COMM.
- ☐ 05 TRANSITIONAL
- ☐ 06 NO PARKING
- ☐ 07 POOR STYLE
- ☐ 08 NO GARAGE
- ☐ 09 INDUS. LOC.
- ☐ 10 POWER LINES
- ☐ 11 NO STR. LIGHT
- ☐ 12 INFERIOR SERV
- ☐ 13 SUPERIOR SERV
- ☐ 14 HEAVY TRAFFIC
- ☐ 15 LIGHT TRAFFIC
- ☐ 16 UNDERGRD UTIL
- ☐ 17 FUNC OBSOL.
- ☐ 18 ECON OBSOL.

63.00 LAND INFLUENCE

- ☐ 01 COMMERCIAL
- ☐ 02 VIEW
- ☐ 03 MISC.
- ☐ 04
- ☐ 05
- ☐ 06
- ☐ 07
- ☐ 08
- ☐ 09
- ☐ 10
- ☐ 11
- ☐ 12
- ☐ 13
- ☐ 14
- ☐ 15
- ☐ 16

15.00 ACCESSARY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE

CODE LEGEND:

- 01=DET. GARAGE
- 02=DET. CARPORT
- 03=SHED 1 STORY
- 04=SHED 1.5 STY
- 05=SHED 2 STORY
- 06=FIN SHED 1STY
- 07=FIN SHED 1.5S
- 08=POOL GUNITE
- 09=POOL VINYL
- 10=POOL ABV GRND
- 11=C.C. PAVING
- 12=ASPHALT PAVING
- 13=TENNIS COURT
- 14=BARN
- 15=DAIRY BARN
- 16=BARN W/LOFT
- 17=FARM SHED
- 18=POLE BARN
- 19=STABLE
- 20=POULTRY SHED
- 21=SILO
- 22=SMALL SHED
- 23=
- 24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62		#63	
						ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1		80	150						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62		#63	
					ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1		01	1					
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	DMD	3-14-91
LIST	J	
PRICE		75-91
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	DMD	3-14-91
#2	DMD	3-14-91
#3		
#4		

85.00 COMMENTS

01

02

03

04

05

06

07

08

09

INSPECTION SIGNATURE

DATE

PROP LOC 1675 W. PRINCETON
TAX MAP
ZONING
PROP CLS 2
LAND DES 50X150
BLDG DES 1SF

BROWN, DESMOND J. & HELEN M.
1675 WEST PRINCETON AVE.
BRICK TOWN, N.J.

08724

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV VAL IVAL

CURRENT ASSESSED - LAND VAL 7,750
IMPR VAL 29,250
TOTL VAL 37,000

50.00 NEIGHBORHOOD

☒ 01 TYPICAL
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☐ 08 CROSSROADS
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☐ 12 MIXED

51.00 VIEW

☒ 01 TYPICAL
☐ 02 DETRIMENTAL
☐ 03 ENHANCING
☐ 04 LAKE VIEW

52.00 UTILITIES

☒ 01 ALL
☐ 02 ELECTRIC
☐ 03 GAS
☐ 04 WATER
☐ 05 SEWER
☐ 06 WELL
☐ 07 SEPTIC
☐ 08 SUMP/SEW CONN
☐ 09 SUMP/NO SEW
☐ 90 NONE

53.00 INFO. BY

☐ 01 OWNER
☒ 02 SPOUSE
☐ 03 TENANT
☐ 04 AGENT
☐ 05 AT DOOR
☐ 06 REFUSED
☐ 07 ESTIMATED

54.00 ROAD QF

☐ 01 PAVED
☐ 02 GRAVEL
☐ 03 DIRT
☐ 04 PRIVATE
☐ 90 NONE

55.00 CURBING QF

☐ 01 YES
☒ 90 NONE

56.00 SIDEWALK QF

☒ 01 YES
☐ 90 NONE

62.00 LAND COND.

☐ 01 NO RIGHT TO BLDG
☐ 02 ALLEY SHAPE
☐ 03 FLAG LOT
☐ 04 SEVERE EASEMNTS
☐ 05 UNIMPV ROAD
☐ 06 SLOPE
☐ 07 LAND LOCKED
☐ 08 FLOOD PLAIN
☐ 09 SHARED DRIVEWAY
☐ 10 POOR LOCATION
☐ 11 TOPOGRAPHY
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☐ 13 IRREGULAR
☐ 14
☐ 15

61.00 MARKET INFLUENCE

☐ 01 OVERBUILT
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☐ 03 POOR LAYOUT
☐ 04 NEXT COMM.
☐ 05 TRANSITIONAL
☐ 06 NO PARKING
☐ 07 POOR STYLE
☐ 08 NO GARAGE
☐ 09 INDUS. LOC.
☐ 10 POWER LINES
☐ 11 NO STR. LIGHT
☐ 12 INFERIOR SERV
☐ 13 SUPERIOR SERV
☐ 14 HEAVY TRAFFIC
☐ 15 LIGHT TRAFFIC
☐ 16 UNDERGRD UTIL
☐ 17 FUNC OBSOL.
☐ 18 ECON OBSOL.

63.00 LAND INFLUENCE

☐ 01 COMMERCIAL
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1		56	150						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62		#63	
					ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1		81	1					
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	DB	3/14/91
LIST	DB	4/1/91
PRICE	DB	1391
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	DB	3/14/91
#2	DB	3/14/91
#3	DB	4/1/91
#4		

85.00 COMMENTS

01	8x12 shed 10v
02	
03	
04	
05	
06	
07	
08	
09	

INSPECTION SIGNATURE
<i>Vincent P Brown</i>
DATE
4/1/91

